

# Letter of Intent

P-8-14



February 2, 2015

To whom it may concern:

My husband and I are requesting an additional variance for the side yard setback as described on the attached site plan. The requested side yard setback for a proposed screened porch is 7 feet versus the required 10 feet.

A Variance was requested and Approved per the April 2014 Planning Meeting (April 2014 complete package and approval are attached as information) regarding the side yard setback to allow for the enclosing and heating of an existing carport and the construction of a garage. As noted and approved, by reason of the shape of the subject lot, the owners had no other location in which to complete renovations including construction of a garage and therefore would be unable to enjoy the privilege of an enclosed, two car garage, which is a condition currently enjoyed by the vast majority of property owners in the area.

Further to the April 2014 approval, and due to a design modification, the owners are now also requesting to be allowed to construct a screened porch behind the home, which will result in a proposed porch setback of 7 feet vs. 10 feet.

There is nothing that the Applicant has requested that will be materially detrimental to the public welfare or injurious to other property located in this zoning district. The Applicant believes that the proposed design is consistent with property and improvements in the zoning district of the subject property and the porch component will afford even more of a setback than already is being allowed for with the garage and kitchen.

A literal interpretation of the zoning provisions would prevent the Applicant from enjoying the privilege of enclosing this space as part of a screened porch. Note that the screen porch will not result in any coverage issues for the property and in fact will not be visible from the street at all.

Applicant believes that this requested variance is consistent with the spirit and purpose of Chapter 27 and The City of Brookhaven's Comprehensive Plan.

Please see attached March 3, 2014 letter and package as well as the April 25, 2014 approval for the previous approved variance.

We thank you in advance for your consideration.

  
Michalene and Gerald Donegan

